

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
JANUARY 17, 2007**

The Greensboro Planning Board met in regular session on Wednesday, January 17, 2007 at 2:06 p.m. in the City Council Chamber, 2nd floor, Melvin Municipal Office Building. Board members present were: Chair Dick Hall, Tim Bryson, Michael Fox, Joel Landau, John Rhodes, Daron Sellars, and Velma Speight-Buford. Staff members present were Planning Director Dick Hails, Alec MacIntosh, Steve Galanti, Jimmy Person from the Planning Department and Michael Borchers from Stormwater Services.

Chair Hall called the Planning Board into session.

APPROVAL OF MINUTES OF THE DECEMBER 20, 2006 REGULAR MEETING.

Mr. Landau stated that on page 3, the continuance date for the amendment should have been January 16, 2007.

Ms. Speight-Buford moved approval of the minutes of the minutes as amended, seconded by Mr. Landau. The Board voted 6-0 in favor of the motion. (Ayes: Hall, Landau, Rhodes, Fox, Sellars and Speight-Buford. Nays: None.)

PUBLIC HEARINGS:

A. ORDINANCE CHANGING THE NAME OF OLD RANDLEMAN ROAD TO KALLAMDALE ROAD ON THE WEST SIDE OF RANDLEMAN ROAD NORTH OF I-85. (RECOMMENDED)

Mr. Person stated that at one time this section of Old Randleman Road formed a continuous alignment with a portion of road that extended southwestward. The Urban Loop severed it from the southern portion of Old Randleman Road and connected it to Kallamdale Road. There are no houses addressed on this section of street. The TRC recommends the street name change.

At the public hearing there was no one present to speak in support or in opposition.

Mr. Fox moved that the Board recommend this name change to City Council, seconded by Mr. Landau. The Board voted 6-0 in favor of the motion. (Ayes: Hall, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

B. ORDINANCE CHANGING THE NAME OF HIDDEN LAKE DRIVE ON THE EAST SIDE OF WATERPOINT DRIVE TO HIDDEN LAKE COURT. (RECOMMENDED)

Mr. Person stated that this street was dedicated by the Storrington, Phase 10, subdivision plat, recorded in Plat Book 159 on Page 74. It was to extend through the subdivision, but will now terminate in a cul-de-sac. There is only one house addressed on the street which will be affected by the change, but the house is not occupied. The TRC recommends the street name change.

At the public hearing there was no one present to speak in support or in opposition.

Mr. Landau moved that the Board recommend this name change to City Council, seconded by Mr.

Fox. The Board voted 6-0 in favor of the motion. (Ayes: Hall, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

C. RESOLUTION CLOSING DEWITT STREET BETWEEN EAST WASHINGTON STREET AND McCONNELL ROAD. (RECOMMENDED)

Mr. Person stated that this right-of-way was dedicated on the Nocho Park Subdivision plat, recorded in 1924, in Plat Book 5 on Page 395 and in Plat Book 6 on Page 31. The street was constructed and provides public traffic circulation within the neighborhood. The Planning Department received a plan to build a multifamily development on the site bounded by East Washington Street, South Booker Street and McConnell Road. The plan shows the Dewitt Street right-of-way as being closed and combining the adjacent properties to accommodate the proposed project. The TRC has determined that closing Dewitt Street will not adversely impact the traffic circulation in the neighborhood. There is also a dedicated but unopened portion of Dewitt Street right-of-way one block north of East Washington Street, which is also likely to be closed in the future. The TRC feels circumstances here allow the City to make the two required determinations for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. Therefore, the TRC recommends the closing.

At the public hearing there was no one present to speak in support or in opposition.

Mr. Fox moved that the Board recommend this street closing to City Council, seconded by Mr. Sellars. The Board voted 6-0 in favor of the motion. (Ayes: Hall, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

UNIFIED DEVELOPMENT PLANS:

A. SEBASTIAN VILLAGE - 1402 EAST WASHINGTON STREET – 5.036 ACRES – FOR CENTER 175, LLC. (APPROVED)

Mr. Galanti stated that the unified development plan is the third step in the development process of a planned unit development. The first step is TRC review and approval of the sketch plan. The second step is Zoning Commission and/or City Council approval of the zoning. The third step is the unified development plan. The unified development plan documents the development standards for the district, which includes building setbacks, building coverage, and signage. The TRC has reviewed this unified development plan, found it to meet the required standards and recommends its approval.

Mr. Hails said this particular project also involved a redevelopment plan amendment, in which they were negotiating a variety of items to address neighborhood and staff concerns. As a result the developer has had to develop more details earlier in the process than they normally would.

In response to a question from Mr. Rhodes, Mr. Galanti said that on-street parking and street improvements would be reviewed later as a part of the site plan process.

Derek Allen, Esq., 230 North Elm Street, representing the developer, stated that the site would meet the parking standards contained in the ordinance. Housing staff requested that they reduce off-street parking and encourage the use of on-street parking. Their design and intent is to meet the parking standards on-site.

Mr. Fox moved to approve the unified development plan for Sebastian Village, seconded by Mr. Sellars. The Board voted 6-0 in favor of the motion. (Ayes: Hall, Fox, Landau, Rhodes, Sellars, Speight-Bluford. Nays: None.)

**B. BRASSFIELD STATION - NEW GARDEN ROAD AND DUCK CLUB ROAD - 34.608 ACRES
- FOR THE MEREDITH GROUP, INC. (APPROVED)**

Mr. Fox requested to be recused from this matter since he represented a client who has some adjoining property at one point in time, so he would be more comfortable if he did not vote on this particular matter. The Board approved this recusal.

Mr. Bryson arrived and participated in the balance of the meeting.

Mr. Galanti stated that this unified development plan depicts the general street layout with "pods" for the commercial, single family and multifamily portions of the development. It also contains the development standard for the development. The development standards address signage, parking, and landscaping. The TRC reviewed the unified development plan and recommends that it be approved.

Mr. Bryson moved to approve the unified development plan for Brassfield Station, seconded by Mr. Landau. The Board voted 6-0-1 in favor of the motion. (Ayes: Hall, Bryson, Landau, Rhodes, Sellars, Speight-Buford. Nays: None. Abstain: Fox.)

ANNEXATION PETITIONS:

**A. ORDINANCE ANNEXING PROPERTY OF DONALD AND DAWN BRANN AT 610 CABARET
ROAD - 10.6-ACRE CONTIGUOUS ANNEXATION - REGULAR PETITION.
(RECOMMENDED)**

Mr. Galanti stated that the site abuts the Bennington Village Planned Unit Development, currently under construction, which will provide City water and sewer service to this site. The Police Department and the Fire Department raised concerns involving their ability to provide service this site. The City fire station to serve this area will not be completed until July of 2008. Other City services will involve a travel distance either equal to that necessary to provide services to the previously annexed property, which is to the south and west of this site. This site is also located within Tier 2 Growth Area, which is the 10-20 year growth area on the Comp Plan. The applicant has applied for an amendment to the Growth Tier map and it will proceed along with the rezoning request to Zoning Commission. This annexation request has been reviewed by the TRC and they recommended the annexation.

Several Board members raised concerns about providing fire and police protection for this area until the new fire station is completed.

Mr. Hails stated the Board could recommend to City Council an effective date for the annexation. He also stated that staff did not believe any development occurring on this site proposed for annexation would be occupied prior to the time of the scheduled fire station opening.

Mr. Hails stated because the police are mobile in cars, on assigned patrol routes, there is less of a concern in terms of a physical location and police can more easily respond to new areas being annexed than the Fire Department.

Al Leonard, Carolland Corporation, stated that the area to be annexed would be a future phase of the development and there are three phases to be constructed prior to the start of construction on this site.

Mr. Fox moved that the Board recommend approval of this annexation to City Council, seconded by Mr. Bryson. The Board voted 5-2 in favor of the motion. (Ayes: Hall, Bryson, Fox, Sellars, Speight-Buford. Nays: Landau, Rhodes.)

B. ORDINANCE ANNEXING PROPERTY OF KENNETH L. SMITH AT 3915 NORTH CHURCH STREET - 5.19-ACRE CONTIGUOUS ANNEXATION - REGULAR PETITION. (RECOMMENDED)

Mr. Galanti stated that this item is a contiguous annexation and abuts the current city limits on its eastern and southern sides. This site is also located within Tier 1 of the Growth Area. There is City water service in Pisgah Church Road and North Church Street, which can provide service to this site. There is gravity sewer service available that the developer will need to extend in order to provide service to his site. The Fire Department has no objections to this annexation since there are existing resources to provide fire service. The Police Department also has no objections to this annexation because they can service this site with little difficulty. The provision of other City services will involve a travel distance approximately equal to that necessary to provide service to the portions of the City that were previously annexed. This item has been reviewed by the TRC and they recommended its approval.

Mr. Rhodes moved that the Board recommend approval of this annexation to City Council, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Hall, Bryson, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

C. ORDINANCE ANNEXING PROPERTY OF CDLD HOLDINGS, LLC AT THE REAR PORTION OF 5243 NORTH CHURCH STREET - 1.8703-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Mr. Galanti stated that this item is a contiguous annexation located to the rear of 5243 North Church Street. This annexation abuts the current city limits on its south side. The abutting property to the south is the McNairy Pointe Subdivision, which will provide water and sanitary sewer to this area. This area will be used as common elements for that subdivision and will not contain additional dwelling units. Therefore, both the Fire and Police Departments have no objections to the annexation. This item has been reviewed by the TRC and they recommended its approval.

A representative of the developer was present to answer any questions.

Mr. Bryson moved that the Board recommend approval of this annexation to City Council, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Hall, Bryson, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

EASEMENT RELEASES:

A. RESOLUTION AUTHORIZING RELEASE OF 20-FOOT UTILITY EASEMENTS RUNNING THROUGH THE PROPERTY AT 2005 EAST CONE BOULEVARD FOR LOWE'S HOME CENTER. (APPROVED)

B. RESOLUTION AUTHORIZING RELEASE OF ALL OF A 15-FOOT SANITARY SEWER EASEMENT ON THE REAR PROPERTY LINE OF 5111 WEST MARKET STREET FOR WACO PARTNERSHIP. (APPROVED)

Mr. Person stated that the utility companies had no objections to either of the two easement releases.

Ms. Speight-Buford moved to approve the easement release requested at 2005 East Cone Boulevard, seconded by Mr. Landau. The Board voted 7-0 in favor of the motion. (Ayes: Hall, Bryson, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

Mr. Landau moved to approve the easement release requested at 5111 West Market Street, seconded by Mr. Bryson. The Board voted 7-0 in favor of the motion. (Ayes: Hall, Bryson, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

COMPREHENSIVE PLAN ITEMS:

A. UPDATE ON THE COMPREHENSIVE PLAN.

Mr. Hails stated that he has had discussions with staff and with Chairman Hall since the last meeting concerning the Board's briefing on the Comp Plan. Initially the briefing was going to be broken into three parts for the January, February and March meetings. Since the Planning Board is going to be the oversight group on the Comp Plan, when Monitoring Committee is discontinued in March, staff feels that the briefings are important. Staff would like to know whether the Board might be willing to convene the regular meeting an hour early for the before the February and March meetings for the briefings. Staff would generally split the presentation into two parts. The first would be about the plan itself and the other would be the administrative procedures related to the plan.

The Board accepted the times given by Mr. Hails for the briefings.

Mr. Hails stated staff was coordinating the communication between the Board, the Mayor and City Council Members to allow the Planning Board to have a limited comment and review role on Comprehensive Plan Amendments when they are on their way to City Council, as discussed last month. Staff is hoping to get a response from them at their earliest convenience.

Chair Hall asked Mr. Hails to be sure that he reiterates, in his briefing to Council, the Board's continuing concern and support of the City Council's caution and care as we continue to promote growth east of the city in an area that has limited City services.

ITEMS FROM THE DEPARTMENT:

A. PRESENTATION OF REVISED FLOOD MAPS AND RELATED TEXT AMENDMENT.

Michael Borchers stated that the State and Federal governments have done significant remapping of the streams across North Carolina. Guilford County's maps were finished about a year ago, but due to some technical difficulties, formal adoption is not occurring until now. Next month's text amendment will include the new Flood Insurance Rate Maps.

He presented a brief description of the proposed changes to the Flood Damage Prevention Regulations, a copy of the text amendment and said they would receive the formal presentation at the February Planning Board meeting.

Mr. Hails informed the Board that staff is having a public kick-off the last week of January for the West Lee Street/High Point Road Corridor plan. The plan is to address appearance of the public right-of-way and streetscape, and to encourage reinvestment and redevelopment of underutilized properties. The Board will be briefed on the plan throughout the planning process.

APPROVAL OF ABSENCES:

Mr. Landau moved approval of the absences of Mr. Marks and Mr. Smith, seconded by Mr. Rhodes. The Board voted 7-0 in favor of the motion. (Ayes: Hall, Bryson, Fox, Landau, Rhodes, Sellars, Speight-Buford. Nays: None.)

ADJOURNMENT:

The meeting was adjourned at 3:32 p.m.

Respectfully submitted,

Richard W. Hails, Director
Greensboro Planning Department

RWH/jd.ps